

Given under my hand and official seal this 18th day of March, 2013.

Kathleen Borcher
Notary Public
My Commission Expires: 9-1-14

This instrument prepared by:
Clyde E. Riley
THE RILEY LAW FIRM, P.C.
2175 11th Court South
Birmingham, Alabama 35205
Telephone: (205) 212-5577

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THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR
HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH
IS THE SUBJECT HEREOF AND NO REPRESENTATIONS OR WARRANTIES AS TO THE
STATUS OF TITLE OR CONDITION OF THE PROPERTY HAS BEEN MADE.
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20130401000134930 2/3 \$104.00
Shelby Cnty Judge of Probate, AL
04/01/2013 03:14:26 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name SANDRA OWENS
Mailing Address 241 CAHABA TRAIL
PELHAM AL

Grantee's Name DANNY OWENS
Mailing Address 2469 VALLI DR
BIRMINGHAM AL
35244

Property Address 2469 VALLI DRIVE
BIRMINGHAM AL
35244

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 171,500

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date

Print

Unattested

Handwritten signature of Karen Nelson

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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